

003.A

0004

0019.1

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

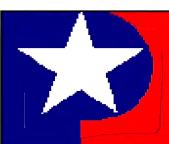
645,000 / 645,000

USE VALUE:

645,000 / 645,000

ASSESSED:

645,000 / 645,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		VARNUM ST, ARLINGTON

OWNERSHIP

Owner 1:	BOOTH-FOX REBECCA	Unit #:	1
Owner 2:	MARGESON SCOTT		
Owner 3:			
Street 1:	19 VARNUM ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: YOUNG ETHAN F & -

Owner 2: MOUTSOS ZOE -

Street 1: 19 VARNUM ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Asbestos Exterior and 1023 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7253																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	640,600	4,400		645,000		315045
							GIS Ref
							GIS Ref
							Insp Date
							07/15/17

PREVIOUS ASSESSMENT								Parcel ID	003.A-0004-0019.1		Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	V	Tst	Notes
2022	102	FV	640,600	4400	.	.	645,000				Year end
2021	102	FV	632,000	4400	.	.	636,400				Year End Roll
2020	102	FV	622,300	4400	.	.	626,700				Year End Roll
2019	102	FV	573,300	4400	.	.	577,700				Year End Roll
2018	102	FV	505,400	4400	.	.	509,800				Year End Roll
2017	102	FV	459,500	4400	.	.	463,900				Year End Roll
2016	102	FV	459,500	4400	.	.	463,900				Year End
2015	102	FV	423,600	4400	.	.	428,000				Year End Roll

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
YOUNG ETHAN F &	159-37	2	10/13/2020			653,000	No	No							
YOUNG ETHAN F,	64025-208		8/4/2014	Convenience		1	No	No							
LOMBARDI KEITH	126-113		7/17/2013			431,000	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/5/2021		SQ Returned							JO		Jenny O						
11/19/2020		SQ Mailed							MM		Mary M						
7/15/2017		Measured							BR		B Rossignol						
1/15/2014		NEW CONDO							BR		B Rossignol						

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1023.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G15	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 34.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	2	1					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal: 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 1.43882120													
Electric: 3 - Typical				Adj \$ / SQ: 592.435													
Insulation: 2 - Typical				Other Features: 60860													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.17999995													
Heat Type: 3 - Forced H/W				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC: 100			Adj Total: 786966													
Solar HW: NO	Central Vac: NO			Depreciation: 146376													
% Com Wal	% Sprinkled			Depreciated Total: 640591													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 003.A-0004-0019.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19x9	G	GD	1912		37.02	T	30	102			4,400	4,400
More: N				Total Yard Items:				4,400	Total Special Features:				Total:				4,400
SKETCH																	
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
DEPRECIATION																	
CALC SUMMARY																	
COMPARABLE SALES																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	